

CONDITIONAL USE ANALYSIS

August 26, 2009

C-10-2008

Furst Construction ~ Adam Maher

Cabco 5600

2572 South 5600 West

M Zone (4.3 Acres)

The applicant, Furst Construction, is requesting a conditional use amendment to alter the site design for a retail/office and storage unit facility that was originally approved on March 26, 2008.

The zoning for this area is M, Manufacturing. The West Valley City General Plan anticipates Light Manufacturing and Mixed-Use development for this area. The surrounding zone is M to the east, west and north. The area to the south, across the Riter canal, is C-2 and RM. The surrounding uses include vacant land to the east and west, a truck repair and fabrication company to the north, the Riter Canal to the south and a commercial shopping center (WinCo).

The site consists of 11,866 square feet of storage unit space, which includes an on site managers apartment and rental office space, and 11, 866 square feet of retail/office space. Originally a shared access was planned along the north side of the property. However, the Utah Department of Transportation (UDOT) would not grant an access at this location and have requested that it be relocated to the south side of the property. Staff is suggesting that the 5' landscape buffer be continued along the south side of this access out to 5600 West. The rear access has also been moved to the south side of the site however this access must be located at least 20' from the side property lines per 7-6-1107 of the West Valley City Municipal Code.

The applicant is also requesting to re-locate the storage facility office and managers apartment on site to building number two (2). It was originally proposed to be located above building number five (5) with an internal connection to one of the storage buildings. However, the new location would have better visibility along 5600 West. The building design has remained the same as was previously approved. However, in the previous submittal the elevations were not included for two of the pad buildings and therefore required that these be brought back before the Planning Commission at a future hearing. All of the buildings are included in this submittal and meet the Commercial Design Standards so a future review will not be necessary.

This area is located within the 5600 West Overlay Zone and must comply with the landscaping, streetscape and architectural requirements set forth in section 7-22-400, of the West Valley City Code. The setback for the rear portion of the site is proposed as 20' so a 2'-3' berm must be included in this setback area. Trees and shrubs are required to be planted in this setback area to further screen the storage unit wall from the street. This landscaping will be completed when the rear building is constructed. Trees shall be planted in the parkstrip along both sides of Anna Caroline Road at an interval of 1 tree for every 30-feet. The tree to be planted in the parkstrip shall be from the list provided in the 5600 West Overlay Zone section of the West Valley City Code. The details and

design of the new City road and bridge across the Riter canal currently have not been determined and the applicant shall coordinate this through the West Valley City Public Works Department.

Staff Alternatives:

Approval, subject to the resolution of any concerns raised at the public hearing, as well as the following conditions:

1. The building and site shall be constructed per the approved plans in accordance with all of the West Valley City Codes including but not limited to the West Valley City Commercial Design Guidelines and the 5600 West Overlay Zone.
2. The awnings along the front of the building may be counted towards the Building Design Treatment requirements.
3. Some undulation, color and material change be added to the rear building to meet the primary façade Building Relief requirements and the concrete header may be considered as architectural banding in the Building Design Treatment requirements.
4. Signage must comply with the West Valley Sign Ordinance
5. A 6' tall masonry enclosure must be provided for dumpsters located on the site and all mechanical equipment shall be screened.
6. All requirements of affected departments and agencies must be met including UDOT and West Valley City Public Works.
7. The fencing along the canal shall be black vinyl coated chain link.
8. Trees and shrubs shall be planted in the building setback area adjacent to new City road to adequately screen the storage unit wall from the street. They shall be installed when this portion of the site is developed.
9. Trees shall be planted within the parkstrip along the new City road and the Riter canal at an interval of one tree for every 30-feet when the road is improved. Trees shall be chosen from the list provided in the 5600 West Overlay Zone.

Continuance, to allow for the resolutions of any issues raised at the public hearing.